




CRESTWOOD ESTATES, L.L.C.
MANAGING PARTNER: RING
MANAGEMENT, INC.
DALE W. RING, PRESIDENT
2109 MEADOWCOVE DRIVE
ROWLETTE, TX. 75088
PHONE: (972)557-1182
FAX: (972)463-6737

TOTAL ACREAGE: 146.3 ACRES.

- NOTES:
1. EXISTING LAND USE IS AS FOLLOWS:
AGRICULTURAL
 2. PROPOSED LAND USE IS AS FOLLOWS:
MANUFACTURED HOME PARK
(MAXIMUM-- 1000 LEASE SPACES)
 3. ALL PROPOSED STREETS SHALL BE PRIVATE.
 4. THERE IS NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 5. PHASE III OF THIS DEVELOPMENT IS PARTIALLY LOCATED
WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN (ZONE A,
NO BASE FLOOD ELEVATIONS DETERMINED, FEMA PANEL NO.
48029C0620 E, 2/16/96).
 6. SEWAGE DISPOSAL SHALL BE PROVIDED BY S.A.W.S.
 7. WATER SERVICE TO BE SUPPLIED BY S.A.W.S.

JOB NO.: 88800		Crestwood Estates, A Planned Community	
HORIZ. SCALE: 1" = 200'			
VERT. SCALE: N/A			
COMPOUND: N/A			
DRAWN BY: RB/3/01			
DESIGNED BY: RB			
CHECKED BY: RB			
FILE NAME: POADP			
SHEET: 1 OF 1			
PAGE: 1 OF 1			


PRELIMINARY OVERALL DEVELOPMENT PLAN



ALAMO


CONSULTING ENGINEERING & SURVEYING, INC.

140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055



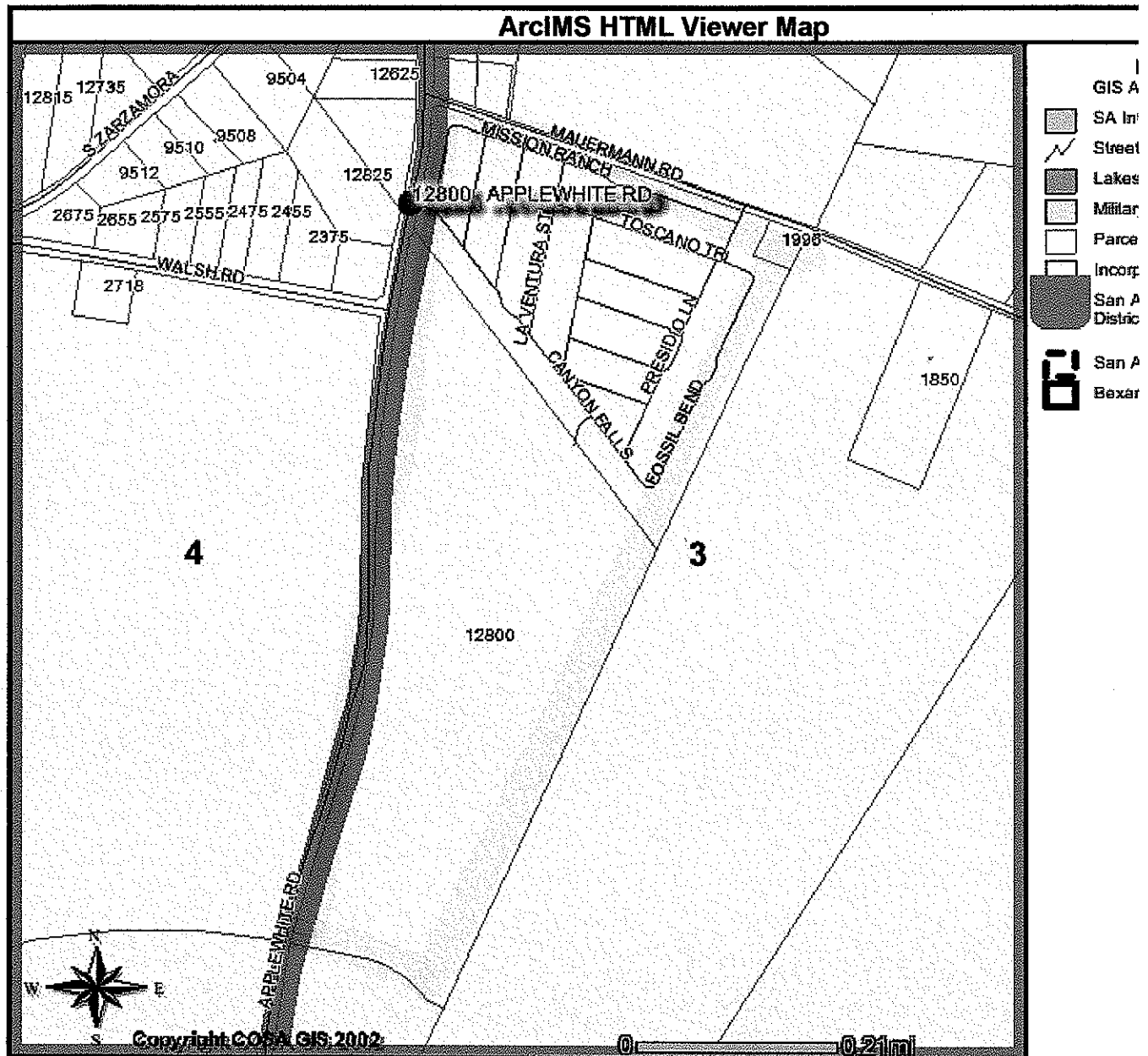
REVISIONS			
1	9/3/99	RELEASED FOR CITY OF SAN ANTONIO REVIEW	
2	3/16/00	REVISED PER CITY OF SAN ANTONIO COMMENTS	
3	10/11/00	REVISED PER CITY OF SAN ANTONIO COMMENTS	
4			
5			

DATE: 10/11/00

APPROVED: 

PLAT No. 00 N/A-258

VRP # 04-10-008



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for actions taken or not taken by the user in reliance upon any information or data furnished.

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 OCT 14 PM 1:32



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 OCT 14 PM 1:32

Permit File: # 04-10-008
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Crestwood Estates LLC Phone: 628-6100 Fax: _____

Address: 12800 Applewhite Road Zip code: 78224

Engineer/Surveyor: ACES Phone: 828-0691 Fax: 824-3055

Address: 140 Heimer Road, Suite 617 Zip code: 78232

1. Name of Project: Crestwood Estates
2. Site location or address of Project: 12800 Applewhite Road

3. Council District 3 ETJ Over Edward's Aquifer Recharge? () yes (X) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

Manufactured housing community

5. What is the date the applicant claims rights vested for this Project? September 9, 1999
6. What, if any, construction or related actions have taken place on the property since that date? Roads and other infrastructure have been built, as well as same buildings

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Crestwood Estates POADP # 684

Date accepted: November 15, 2000 Expiration Date: 5/17/02 MDP Size: 146.3 acres

• P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

• Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

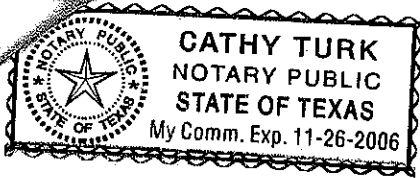
Crestwood Estates POADP Application - September 9, 1999

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Timothy J. Schaller Signature: Timothy J. Schaller Date: 9 OCT 2003

Sworn to and subscribed before me by TIMOTHY J. SCHALLER on this 9th day of October in the year 2003, to certify which witness my hand and seal of office.



Permit File # VRP 04-10-008

Cathy Turk
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: *WLL* Date: _____
~~Assigned City Attorney~~

Comments: For project shown on P.O.A.P.P. 687

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: September 8, 1999 Name of POADP: Crestwood Estates, A Planned Community
Owners: Crestwood Estates, L.L.P. Consulting Firm: Alamo Consulting Engineering and Surveying, Inc.
Address: 14900 Lasater Road Address: 125 W. Sunset
Dallas, Tx. 75253 San Antonio, Tx. 78209
Phone: (972) 557-1182 Phone: (210) 828-0691
Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 3 ☒ Yes ☐ No

Land area being platted:

Single Family (SF)

Multi-family (MF)

Commercial and non-residential

3 OK
Lots

Acres

146.3

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name N/A No. _____

Name N/A No. _____

Contact Person and authorized representative:

Print Name: Robert J. Browning, P.E.
(Alamo Consulting Engineering and
Surveying, Inc.)

Signature: [Signature]


Date: September 8, 1999 Phone: (210) 828-0691

Fax: (210) 824-3055

- X name of the POADP and the subdivision;
 - X indication of development phases on the POADP;
 - X perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - X north arrow and scale of the map;
 - X proposed land use by location, type and acreage;
 - X delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - X contour lines at intervals no greater than ten (10) feet;
 - X legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - X existing adjacent or perimeter streets;
 - X one hundred year flood plain limits;
 - X location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - X a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- N/A POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- X TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
 - X the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
 - X The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Robert J. Browning, P.E. Signature: 
 (Alamo Consulting Engineering
 and Surveying, Inc.)

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

PAGE 2 OF 2

Inv. # 2849403

Office Use Only		
Signature <u>D. Gonzalez</u>	Date Verified <u>1/24/03</u>	C of O needed <u>Y</u>
Land Use <u>EXISTING + Proposed Mobile MANUFACTURE Home Community</u>		
Zoning Equivalent <u>MH</u> Type of Documentation submitted <u>MAPS, Zone Docs. + Annex Ord</u>		
NC use of 'MH' for MANUFACTURED Home COMMUNITY use		

DEPARTMENT OF BUILDING INSPECTIONS

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

REGISTRATION OF NON-CONFORMING USE

DUE TO ANNEXATION: DATE ANNEXED Jan 5 2003

OR

DUE TO ZONING DISTRICT AMENDMENT: DATE OF ORDINANCE _____

ADDRESS OF PROPERTY 12800 Applewhite RoadLOT 1 BLOCK 1 NCB CB 4005

(If unplatted attach metes and bounds description or field notes from licensed surveyor or engineer)

HOW LONG IN BUSINESS AT THIS ADDRESS 1 year 7 months

(Please attach all supporting documentation)

PRESENT ZONING DR PREVIOUS ZONING (IF APPLICABLE) O.C.H.

PROPOSED "MH" PARK

HISTORIC DESIGNATION: YES OR NO NO DESCRIBE TYPE: _____NAME OF FIRM OR CORPORATION Crestwood Estates L.L.C.OWNER OR PRESIDENT OF FIRM OR CORPORATION Dale W. Ring PresidentOTHER OWNERS OR OFFICERS Timothy J. Schaller Vice President

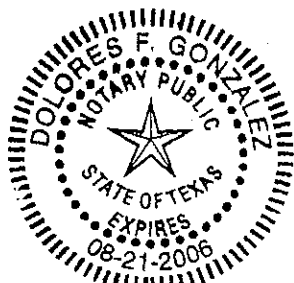
(Attach written and signed statement if necessary)

DESCRIBE BUSINESS AND LAND USE IN DETAIL Manufactured Home Community Leased Lots

(Attach written and signed statement if necessary)

OWNER OF LAND AND/OR BUILDING Timothy J. SchallerADDRESS 1039 Mulhese Lane S.A. 78258 TELEPHONE NUMBER 210-481-6266

- REQUIREMENTS: ☒ 1. SUBMIT A SCALED PLOT PLAN AND/OR SKETCH SHOWING THE LOCATION AND USE OF ALL STRUCTURES. (ATTACH OR DRAW ON REVERSE SIDE)
2. APPLY FOR CERTIFICATE OF OCCUPANCY.

SIGNED Timothy J. SchallerTITLE Vice President - ownerSworn to before me this 24day of JANUARY20 03

Notary Public in and for the State of Texas



City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: # 04-10-008

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

☒ **Approved**

☐ **Disapproved**

Reviewed By: [Signature]
Assistant City Attorney

Date: 10-23-03

Comments: For project shown on POAOP 684

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 OCT 27 PM 3:28



City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: # 04-10-008

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

☒ **Approved**

☐ **Disapproved**

Reviewed By: [Signature]
Assistant City Attorney

Date: 10-23-03

Comments: For project shown on POAOP 684

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 OCT 27 PM 3:28



City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: # 04-10-008

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

☒ **Approved**

☐ **Disapproved**

Reviewed By: [Signature] Date: 10-23-03
Assistant City Attorney

Comments: For project shown on POAOP 684

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 OCT 27 PM 3:28



Permit File # VRP 04-10-008

Cathy Turk
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: *msf* Date: _____
~~Assigned City Attorney~~

Comments: For project shown on P.O.A.P.P. #



Permit File # VRP 04-10-008

Cathy Turk
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: *WLL* Date: _____
~~Assistant City Attorney~~

Comments: For project shown on P.O.A.P.P. #
604



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: # 04-10-008

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:



Approved



Disapproved

Reviewed By: [Signature]

Assistant City Attorney

Date: 10-23-03

Comments: For project shown on POAOP 684

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 OCT 27 PM 3:28



Permit File # VRP 04-10-00B

Cathy Turk
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☐ **Approved**

☐ **Disapproved**

Review By: _____ Date: _____
Assistant City Attorney

Comments: _____

